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City of Barrie

Final - Final
Affordability Committee

Wednesday, September 18, 2024 | **6:00 PM** | **Council Chambers**

AFFORDABILITY COMMITTEE REPORT
For Consideration by General Committee on September 25, 2024.

The meeting was called to order by Chair, Councillor, C. Nixon 6:10 p.m. The following were in attendance for the meeting:

Present: 4 - Mayor, A. Nuttall
Deputy Mayor, R. Thomson
Councillor, C. Nixon - Co Chair
Councillor, J. Harris, Co Chair

ALSO PRESENT:
Councillor, C. Riepma
Councillor, AM. Kungl
Councillor, A. Courser
Councillor, G. Harvey
Councillor, B. Hamilton

STAFF:
Chief Administrative Officer, M. Prowse
City Clerk/Director of Legislative and Court Services, W. Cooke
Deputy City Clerk, T. Macdonald
Director of Information Technology, R. Nolan
Executive Director of Development Services, M. Banfield
General Manager of Access Barrie, R. James-Reid
General Manager of Community and Corporate Services, D. McAlpine
General Manager of Infrastructure and Growth Management, B. Araniyasundaran
Legislative Coordinator, D. Glenn
Planner, T. Butler
Planner, L. Juffermans
Senior Policy Advisor and Special Projects Coordinator, E. Chappell
Service Desk Generalist, K. Kovacs.

The Affordability Committee met for the purpose of three Public Meetings at 6:11 p.m.

Councillor Nixon advised the public that any concerns or appeals dealing with the applications that were the subject of the Public Meetings should be directed to the Legislative and Court Services Department. Any interested persons wishing further notification of the Staff Reports regarding the applications were advised to sign the appropriate notification forms required by the Legislative and Court Services Department. Councillor Nixon confirmed with the Executive Director of Development Services that notification was conducted in accordance with the Planning Act.

The Affordability Committee met and reports as follows:

APPLICATION FOR ZONING BY-LAW AMENDMENT - 196 AND 202 DUNLOP STREET WEST (WARD 2) (FILE: D30-013-2024)

Nick Skerratt, representative from Innovative Planning Solutions advised that the purpose of the Public Meeting is to review an application for a proposed Zoning By-law Amendment for lands known municipally as 196 and 202 Dunlop Street West, Barrie.

Mr. Skerratt, Innovative Planning Solutions Representative discussed slides concerning the following topics:

- The site context of the subject lands and the surrounding dwellings in the area;
- The existing land use designation and zoning for the subject site;
- The development concept;
- The purpose of the proposed zoning by-law amendment;
- An overview and architectural drawing of the proposed site plan;
- An overview of the Policy Context and Site Specific Provisions; and
- The rationale for the proposed development and key studies.

Tyler Butler, Planner from the Development Services Department, provided an update concerning the application's status. He advised that the primary planning and land use matters are currently being reviewed by the City Staff. Mr. Butler commented on the public's concerns, which will be addressed in the staff report which will be available in Q4.

Members of Committee asked a number of questions to City staff and received responses.

VERBAL COMMENTS:

Ann Stroffregen, 11 Frances Street North, advised that she was not in favour of the development and outlined concerns relating to tree canopy, care of trees currently there, balconies and set back. Ms. Stroffregen indicated she has the same concerns for the 204 Dunlop Street West matter.

APPLICATION FOR ZONING BY-LAW AMENDMENT - 204 DUNLOP STREET WEST (WARD 2) (FILE: D30-014-2024)

Nick Skerratt, representative from Innovative Planning Solutions advised that the purpose of the Public Meeting is to review an application for a proposed Zoning By-law Amendment for lands known municipally as 204 Dunlop Street West, Barrie.

Mr. Skerratt discussed slides concerning the following topics:

- The site context of the subject lands and the surrounding uses in the area;
- The existing land use designation and zoning for the subject site;
- The purpose of the proposed zoning by-law amendment;
- An overview and architectural drawing of the proposed site plan;
- An overview of the Policy Context and Site Specific Provisions; and
- The rationale for the proposed development and key studies.

Tyler Butler, Planner from the Development Services Department, provided an update concerning the application's status. He advised that the primary planning and land use matters are currently being reviewed by the City Staff. Mr. Butler commented on the public's concerns, which will be addressed in the staff report, and the anticipated timelines staff will report back on the proposed application.

Members of Committee asked a number of questions to City staff, the consultant and received responses.

APPLICATIONS FOR ZONING BY-LAW AMENDMENT AND DRAFT PLAN OF SUBDIVISION 830, 864 AND 912 LOCKHART ROAD (WARD 10) (FILE: D30-012- 2024)

Ray Duhamel, representative from the Jones Consulting Group Ltd. advised that the purpose of the Public Meeting is to review an application for a proposed Zoning By-law Amendment for lands known municipally as 830, 864 and 912 Lockhart Road, Barrie.

Mr. Duhamel discussed slides concerning the following topics:

- The site context of the subject lands and the surrounding area context;
- PPS, Growth Plan and LSPP, and Official Plan;
- The existing land use designation and zoning for the subject site;
- The purpose of the proposed zoning by-law amendment;
- An overview and architectural drawing of the proposed site plan and technical work completed;
- An overview of the proposed Pedestrian Circulation Plan; and
- The conceptual renderings.

Logan Juffermans, Planner from the Development Services Department, provided an update concerning the application's status. He advised that the primary planning and land use matters are currently being reviewed by the Technical Review Team. Mr. Juffermans commented on the public consultation, which will be addressed in the staff report, and the anticipated timelines staff will report back on the proposed application.

Members of Committee asked a number of questions to City staff, the consultant and received responses.

VERBAL COMMENTS:

Cathy Colebatch provided comments against the proposed development stating that it doesn't look like a complete community as there are no triplexes, rental apartment's, etc. She asked as part of this development if affordable housing was being considered.

ADJOURNMENT

The meeting adjourned at 7:09 p.m.

CHAIRMAN